

AGENDA
FLATHEAD COUNTY BOARD OF ADJUSTMENT
February 2, 2016

The Flathead County Board of Adjustment will meet on **Tuesday, February 2, 2016** beginning at 6:00 P.M. in the 2nd Floor Conference Room of the Earl Bennett Building, 1035 First Avenue West, Kalispell, Montana 59901.

Please turn off all cellular telephones.

All decisions made by the Board of Adjustment are considered final actions. Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. **Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, February 2, 2016.**

The Agenda for the meeting will be:

- A. Call to order and roll call.**
- B. Approval of the December 1, 2015 minutes**
- C. Election of officers**
- D. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- E. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
 - 1. FCU-15-12 Karrow Properties LLC:** A request by Karrow Properties LLC for a conditional use permit to establish a 'Camp and Retreat Center' on property located within the Southeast Rural Whitefish Zoning District and zoned SAG-10 (Suburban Agricultural). The subject property is located at 1545 Karrow Avenue.
 - 2. FZV-15-06 Winter Park Ventures LLC/Majestic Valley LLC:** A request by Sands Surveying, on behalf of Winter Park Ventures, LLC for a zoning variance to property within the Highway 93 North Zoning District and zoned SAG-5 (Suburban Agricultural). The applicants are requesting a variance to Section 5.11.040(1)(A-C), 'Permitted signs in AG-80, AG-40, AG-20, SAG-10, SAG-5, CCC-1 and CCC-2 districts...' of the Flathead County Zoning Regulations. The property is located at 3630 Highway 93 North.
This agenda item will be reviewed by the Riverdale Land Use Advisory Committee on Tuesday, January 19, 2016 @ 6:30 pm, at Majestic Valley Arena, 3630 Highway 93 North, Kalispell, MT. (The regular meeting date is a holiday)
 - 3. FCU-15-11 David Van Buren/Word of Life:** A request by David Van Buren representing Word of Life for a conditional use permits to establish a 'church' on property within the Westside Zoning District and zoned R-1 (Suburban Residential). The subject property is located at the north end of Hathaway Lane and contains approximately 5.6 acres.
 - 4. FZV-15-05 Betsy Morrison:** A request by Betsy Morrison for a zoning variance to property within the West Valley Zoning District and zoned West Valley. The applicant is requesting a variance to Section 3.34.040(3), "Minimum Yard Requirements" of the Flathead County Zoning Regulations which requires a twenty (20) foot setback from a road easement. The applicant has placed a manufactured home, currently being used as a 'family hardship dwelling,' approximately three (3) feet from the edge of the 60-foot private road easement. The property is located at 141 Viano Lane.
This agenda item will be reviewed by the West Valley Land Use Advisory Committee on Tuesday, January 26, 2016 @ 7:00 pm at the Stillwater Grange, 1810 Reserve Drive in Kalispell.
- F. Old Business**
- G. New Business**
- H. Adjournment**

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 1035 First Avenue, West, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5501 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.